

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954)
797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: SP 3-2-07/07-62/Douglas Johnson/4100 SW 64th Avenue (Davie Road)/Generally located on the east side of Davie Road between SW 41st Street and SW 41st Place.

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 3-2-07 Douglas Johnson

REPORT IN BRIEF: The subject site is 0.96 net acres (41,952 sq. ft.) in size and is located on the east side of Davie Road between SW 41st Street and SW 41st Place. The proposed three-story mixed use building is located within both, B-2, Community Business District and the Western Theme Overlay District. The Western Theme District regulations shall supplement, and be cumulative to, the development regulations of any zoning area situated within this district. The maximum building height within the Western Theme District is three (3) stories or thirty-six (36) feet, and with Town Council approval, the maximum height of buildings shall not exceed the lessor of four (4) stories or forty-eight (48) feet. The applicant is proposing a three-story, 42'-8" high building. Therefore, the proposed height must be approved by Town Council to be consistent with the Western Theme District regulations.

The building as proposed is located towards the front, facing Davie Road, while the parking is towards the rear (east) of the property. Site amenities include landscape, landscape buffers, dumpster enclosure, connecting walkways, and a forty-four (44) foot by ten (10) foot loading area. The first floor plan depicts retail facing Davie Road and a restaurant at the northwest corner of Davie Road and SW 41st Street, while the second floor is dedicated to offices and the third floor proposes two (2) two-bedroom units and seven (7) one-bedroom units. All units have an exterior balcony facing Davie Road and SW 41st Street. The petitioner's proposed architectural design is consistent with the Western Theme Development Manual. The three-story mixed use building incorporates architectural features such as: metal roof, aluminum windows, tinted impact glass, brick veneer, limestone veneer, and stucco. The color pallet utilized in the façade includes

tones of green, burgundy, and ivory. Additionally, the proposed colors are consistent with the Western Theme color scheme.

The site proposes a twenty-two (22) foot driveway access from SW 41st Street to the parking area at the rear (east) of the property and a connection to an existing alley to the south of the property. The proposed accesses will provide full ingress/egress to the parking area. The Western Theme manual allows for shared parking. Based on square footage and number of units, the development requires 74 parking spaces (see calculation sheet A1.1). The petitioner meets the requirements by providing 53 parking spaces on site, seven (7) on street (at SW 41st Street), and fourteen (14) within 700 feet of the site, as allowed in the Land Development Regulations.

PREVIOUS ACTIONS: N/A

CONCURRENCES:

At the September 11, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Venis, to approve subject to the staff report and the following additional comments: 1) that the three Oak trees on 41st Street shall be increased in size to match the height of the existing “CRA” trees; 2) make adjustments so that the renderings and materials match before going to Council, or more specifically, make sure that the brick is represented correctly on the rendering or if using a blend, bring the blend brick sample for Council; and 3) to insure that the grease traps when installed would be flush with the “face” surface and if for any reason they cannot be flush, they would be moved to a more appropriate location. Vice-Chair Engel – abstained. **(Motion carried 4-0).**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Attachment “A”

Application: SP 3-2-07/07-62/Douglas Johnson

Original Report Date: 08/27/2007

Revision(s): 09/20/2007

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner:

Name: Douglas Johnson, P.A.

Address: 2924 Davie Road

City: Davie, Florida 33314

Phone: (954) 797-6797

Petitioner:

Name: Sam Engle Jr.

Address: 4800 SW 64th Avenue

City: Davie, Florida 33314

Phone: (954) 791-4810

Background Information

Application Request: The petitioner requests site plan approval for a mixed use (residential-commercial) building.

Address: 4100 SW 64th Avenue (Davie Road)

Location: Generally located on the east side of Davie Road between SW 41st Street and SW 41st Place.

Future Land

Use Plan Map: RAC, Regional Activity Center

Zoning: B-2, Community Business District/Western Theme Overlay District

Existing Use(s): Vacant

Proposed Use(s): Mixed use (residential-commercial) building.

Parcel Size: 0.96 net acres (41,952 sq. ft.)

Proposed Density: 9 units per acre

Surrounding Use(s):

North: Commercial Building
Activity Center

South: Commercial Building
Activity Center

East: Residential
Activity Center

West: Commercial Building
Activity Center

Surrounding Land
Use Plan Map

Designation(s):

RAC, Regional

RAC, Regional

RAC, Regional

RAC, Regional

Surrounding Zoning(s):

North:	B-2, Community Business District/Western Theme Overlay District
South:	B-2, Community Business District/Western Theme Overlay District
East:	R-3, Low Density Dwelling District
West:	B-2, Community Business District/Western Theme Overlay District

Zoning History

Related zoning history:

Town Council approved the Regional Activity Center Land Use Plan Classification in 1998.

Concurrent Request(s) on same property: n/a

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24), (I) (6) Community Business District (B-2) District, The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service need of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion, and durable goods.

Land Development Code Section 12-387, Western Theme Overlay District, commercial, business, office, and mixed use construction in this area shall be required to maintain a western theme character to the exterior of all structures, signage, site lighting, fencing and other site improvements.

Land Development Code Section 12-387, setbacks established for the Western Theme District. Maximum building heights: three (3) stories or thirty-six (36) feet. With Town Council approval, the maximum height of buildings shall not exceed the lessor of four (4) stories or forty-eight (48) feet. Buildings are encourage to be constructed to the maximum height and should reserve retail uses to the bottom floor.

Land Development Code (Section 12-389), Western Theme Development Manual shall serve as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of commercial, businesses, office and mixed use buildings.

Land Development Code Section 12-392, Western Theme parking and traffic circulation: standard space: nine (9) feet by eighteen (18) feet. Spaces may be nine (9) feet by sixteen (16) feet with a two-foot overhang over curb or parking pad; however, such overhang space may not be counted towards open space requirements. Parallel space: nine (9) feet by twenty-three (23) feet.

Land Development Code Section 12-393, Western Theme Landscaping Regulations, supersede the landscape regulations of any zoning area situated within the district. Ten foot wide perimeter buffer is required where commercial use is adjacent to a lot occupied, zoned or land use designated residential.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 8. Planning Area 8 is the “heart” of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single family residential neighborhoods, and newer, large-scale multi-family residential developments serving the rapidly growing South Florida Education Center (SFEC). The SFEC includes Nova Southeastern University, Florida Atlantic University, Broward Community College, Florida International University, and Mc Fatter Vocational School, among others. The planning area also encompasses the downtown Davie Business District, where western-theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile homes communities and industrial land.

Planning Area 8 contains the only redevelopment target area within the town. Residential development east of the Davie Road corridor is substandard and has been the subject of community redevelopment efforts. The planning area issues include expansion and redevelopment of the original business district, and neighborhood redevelopment.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 98.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 10-1: The Regional Activity Center land use designation shall promote and encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for: educational facilities, a wide selection of housing types for all income ranges, shopping opportunities to meet the basic and expanded needs of students, residents, employees and visitors, research, training and other educational support uses; recreation; and, employment opportunities, including the use of mixed residential/nonresidential land uses.

Future Land Use Plan, Policy 10-6: Development activities within the RAC should stimulate quality redevelopment requests for increased density or intensity above that permitted by the existing zoning designations of land.

Future Land Use Plan, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan

map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 0.96 net acres (41,952 sq. ft.) in size and is located on the east side of Davie Road between SW 41st Street and SW 41st Place. The proposed three-story mixed use building is located within both, B-2, Community Business District and the Western Theme Overlay District. The Western Theme District regulations shall supplement, and be cumulative to, the development regulations of any zoning area situated within this district.

The maximum building height within the Western Theme District is three (3) stories or thirty-six (36) feet, and with Town Council approval, the maximum height of buildings shall not exceed the lessor of four (4) stories or forty-eight (48) feet. The applicant is proposing a three-story, 42'-8" high building. Therefore, the proposed height must be approved by Town Council to be consistent with the Western Theme District regulations. The building as proposed is located towards the front, facing Davie Road, while the parking is towards the rear (east) of the property. Site amenities include landscape, and landscape including buffers, dumpster enclosure, connecting walkways, and a forty-four (44) foot by ten (10) foot loading area. The first floor plan depicts retail facing Davie Road and a restaurant at the northwest corner of Davie Road and SW 41st Street, while the second floor is dedicated to offices and the third floor proposes two (2) two-bedroom units and seven (7) one-bedroom units. All units have an exterior balcony facing Davie Road and SW 41st Street.

2. *Architecture:* The petitioner's proposed architectural design is consistent with the Western Theme Development Manual. The three-story mixed use building incorporates architectural features such as: metal roof, aluminum windows, tinted impact glass, brick veneer, limestone veneer, and stucco. The color pallet utilized in the façade includes tones of green, burgundy, and ivory. Additionally, the proposed colors are consistent with the Western Theme color scheme.
3. *Access & Parking:* The site proposes a twenty-two (22) foot driveway access from SW 41st Street to the parking area at the rear (east) of the property and a connection to an existing alley to the south of the property. The proposed accesses will provide full ingress/egress to the parking area. The Western Theme manual allows for shared parking. Based on square footage and number of units, the development requires 74 parking spaces (see calculation sheet A1.1). The petitioner meets the requirements by providing 53 parking spaces on site, seven (7) on street (at SW 41st Street), and fourteen (14) is within 700 feet, as allowed in the Land Development Regulations.

4. *Lighting:* All light poles and fixtures meet the requirements of Land Development Code Section 12-260, Lighting Standards. The style of the light features is consistent with the architectural style of the proposed building and Western Theme Development Manual.
 5. *Signage:* Signage is not part of this site plan application. All signs shall be consistent with the Western Theme Development Manual prior to the issuance of a building permit.
 6. *Landscaping:* The petitioner's site plan meets the requirements as indicated in the Town of Davie, Western Theme Landscaping Regulations. The landscape plan indicates that the existing Live Oaks will remain along Davie Road. There are 26 proposed trees on site; the landscape plans show in detail the landscape calculations including mitigation of existing trees.
 7. *Drainage:* The subject site lies within Central Broward Water Control District (CBWCD). Approval from CBWCD shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
 8. *Compatibility:* The proposed mixed use building is compatible with the surrounding properties, proper building setbacks and buffers are provided with this site plan application. Surrounding the proposed use is residential development; the proposed site plan provides the required 10 foot landscape buffer at the east property line, to lesser any impacts to the abutting residential neighbor. Existing commercial development at the north, south, and west property lines is compatible with the proposed mixed use building with retail on the first floor.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. This project will require Central Broward Water Control District (CBWCD) approval prior to being scheduled to any future public meetings. The petitioner may proceed with application to a public meeting provided that a letter of acknowledgement, indicating the petitioner and owner have been informed this item may be tabled by the applicable Board or Town of Davie Council without the proper CBWCD approval.
2. South elevation (brick finish portion) lack architectural detail. This façade will be visible from Davie Rd. Redesign to provide architectural interest and consistency to overall design. Contemplate opportunity for a mural. As per Section 12-391 (10), wall murals are to be encouraged in this district to promote the western theme and art in public places. Mural is recommended.

Engineering Division:

1. Approval from CBWCD must be obtained prior to site plan going to Town Council.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at East Side Community Center, on April 12, 2007 and April 17, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's proposed mixed use (residential-commercial) building meets the intent of the B-2, Community Business District and the Western Theme Overlay District. Additionally, it is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Land Development Regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the September 11, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Venis, to approve subject to the staff report and the following additional comments: 1) that the three Oak trees on 41st Street shall be increased in size to match the height of the existing "CRA" trees; 2) make adjustments so that the renderings and materials match before going to Council, or more specifically, make sure that the brick is represented correctly on the rendering or if using a blend, bring the blend brick sample for Council; and 3) to insure that the grease traps when installed would be flush with the "face" surface and if for any reason they cannot be flush, they would be moved to a more appropriate location. Vice-Chair Engel – abstained. **(Motion carried 4-0).**

Town Council Action

Exhibits

1. 1,000' Mail out Radius Map
 2. Property Owners within 1,000' of the Subject Site
 3. Public Participation Notice
 4. Public Participation Sign-in Sheet
 5. Public Participation Report
 6. Petitioner's Letter Regarding Drainage District Approval
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by:

File Location: P&Z\Development Applications\Applications\SP_SitePlan\SP_07\SP 3-2-07 Douglas Johnson

Exhibit 1 (1,000' Mail out Radius Map)

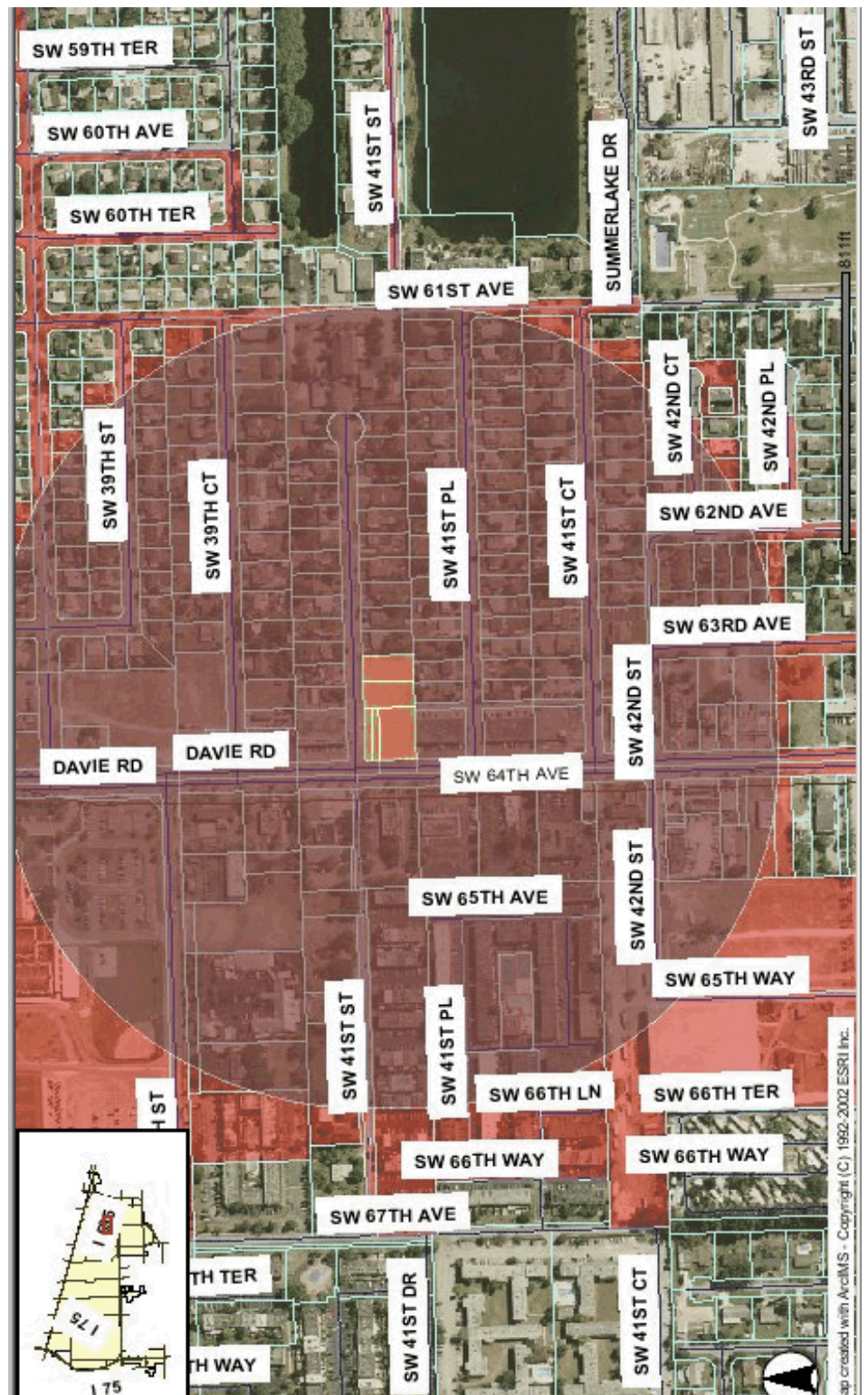


Exhibit 2 (*Property Owners within 1,000' of Subject Site*)

SP 3-2-07
3881 SW 63 AVE LLC
3211 N 74 AVE 34
HOLLYWOOD FL 33024

SP 3-2-07
4200 SW 64 AVE LLC
4801 S UNIVERSITY DR STE 227
DAVIE FL 33328

SP 3-2-07
ACHAIBAR, AFFENA
3821 SW 63 AVE
DAVIE FL 33314-2543

SP 3-2-07
AFFORDABLE MORTGAGE & LOAN
INVESTMENTS INC
11000 SW 23 ST
DAVIE FL 33324

SP 3-2-07
AKAR, SERKAN
6230 NW 38 CT
DAVIE FL 33328

SP 3-2-07
ANAYA, MARLENE
6231 SW 39 ST
DAVIE FL 33314-3534

SP 3-2-07
ANGELLA, CATHERINE TR
DETORRES, MARGARET TRSTE ETAL
PO BOX 1805
DANIA BEACH FL 33004-1805

SP 3-2-07
ARGUETA, JUAN CARLOS &
RIVAS, ZULMA
6311 SW 41ST CT
DAVIE FL 33314-3405

SP 3-2-07
ARIONDO, MARIO & JULIE
6221 SW 41 PL
DAVIE FL 33314

SP 3-2-07
ARTEAGA, SUFANITA
6310 SW 39 CT
DAVIE FL 33314-3514

SP 3-2-07
BARNETTE, CHARLES R
16441 GRAPPERHALL DR
HUNTERSVILLE NC 28078-8753

SP 3-2-07
BARRINEAU, GERALD T
FAUST, DELORIS LORRAINE ETAL
6151 SW 39 ST
DAVIE FL 33314-3532

SP 3-2-07
BENAVIDEZ, GUADALUPE
6300 SW 39 CT
DAVIE FL 33314-3514

SP 3-2-07
BERNARD SCHONINGER SHOPPING CTR
% LEFMARK GROUP
ONE GREENWAY PLAZA STE 850
HOUSTON TX 77046-0196

SP 3-2-07
BIALKOWICZ, BELLA
230 174TH ST APT 1717
NORTH MIAMI BEACH FL 33160-3309

SP 3-2-07
BIANCO, ROBERT LOUIS
BIANCO, LOUIS DOMINICK
6361 SW 38TH CT
DAVIE FL 33314-2525

SP 3-2-07
BRENTWOOD WEST TOWNHOUSES &
BRENTWOOD TOWNHOUSE CONDO
4150 SW 66TH TER
DAVIE FL 33314-3336

SP 3-2-07
BRIGNOLL, MELISSA
3871 SW 63 AVE
DAVIE FL 33314

SP 3-2-07
BROWN, BUFORD O
6251 SW 41ST PL
DAVIE FL 33314-3409

SP 3-2-07
BROWN, RUBY
4200 SW 63RD AVE
DAVIE FL 33314-3431

SP 3-2-07
BROWNE, GREGG &
WEITZ, DAVID & REGINA
6251 SW 41 CT
DAVIE FL 33314

SP 3-2-07
BRUECKNER, ROBERT & GINA L
5070 MIRROR LAKES BLVD
BOYNTON BEACH FL 33347

SP 3-2-07
BUCKNER, C J JR & MARIANNE
2937 SO 48 COURT
CICERO IL 60650

SP 3-2-07
BURGER KING CORP #73
PO BOX 020783
MIAMI FL 33102-0783

SP 3-2-07
BUSIER, JUDITH A
FELCHNER, ROBERT W
6220 SW 41ST CT
DAVIE FL 33314-3404

SP 3-2-07
BYCZEK, WILLIAM REV LIV TR
2101 NOVA VILLAGE DR
DAVIE FL 33317-7023

SP 3-2-07
C F ENTERPRISES LLC
PO BOX 273205
BOCA RATON FL 33427

SP 3-2-07
CLARKE, GEORGE W
6200 SW 41ST PL
DAVIE FL 33314-3410

SP 3-2-07
COHEN, RUDECINDA
COHEN, CAROLINA
6311 SW 39TH CT
DAVIE FL 33314-3513

SP 3-2-07
CONGREGACION MESINICA
JERUSALEM INC
4101 SW 61ST AVE
DAVIE FL 33314-3526

SP 3-2-07
GAMACHE, LOUIS &
GAMACHE, GERALD ETAL
1340 CHEMIN DES ANGLAIS
*MASCOUCHE PQ CANADA J7L 3R9

SP 3-2-07
GAVINO INVESTMENTS LLC
230 S DIXIE HWY
BOCA RATON FL 33432

SP 3-2-07
GOOD-BOUNDY, CHRISTINE
4235 SW 62 AVE
DAVIE FL 33314-3424

SP 3-2-07
HART, MELINDA
6321 SW 41 PL
DAVIE FL 33314-3411

SP 3-2-07
HEMMINGBY, ROY
7721 NW 16 CT
PEMBROKE PINES FL 33024

SP 3-2-07
HOME CRAFT BUREAU INC
6361 SW 38TH CT
DAVIE FL 33314-2525

SP 3-2-07
J D C HOLDINGS LLC
6450 SW 42 ST
DAVIE FL 33314-3322

SP 3-2-07
JIMENEZ, JOSE A
6300 SW 41 ST
DAVIE FL 33314-3522

SP 3-2-07
JURZYK, ROBERT P
6160 SW 41ST CT
DAVIE FL 33314-3402

SP 3-2-07
KELLER-JONES, JANIS
8731 NW 10 ST
DAVIE FL 33024

SP 3-2-07
GANDY WIGGINS POST 223
% BILLIE GILL REALTY
4900 SW 64TH AVE
DAVIE FL 33314-5203

SP 3-2-07
GILL, THOMAS F & CAROLYN C
% GILL REALTY INC
4900 SW 64TH AVE
DAVIE FL 33314-5203

SP 3-2-07
GRIFFITH, JAMES & MONA
4156 SW 64TH AVE
DAVIE FL 33314-3464

SP 3-2-07
HAYYIM, DANIEL
6201 SW 41 ST
DAVIE FL 33314

SP 3-2-07
HERNANDEZ, JANETH GRACIELA
6121 SW 41 PL
DAVIE FL 33314

SP 3-2-07
HOUSE, TERESA
6251 SW 39 ST
DAVIE FL 33314-3534

SP 3-2-07
JANIGIAN, PETER G
6130 SW 41 CT
DAVIE FL 33314

SP 3-2-07
JOHNSON, DINA M &
JOHNSON, DOUGLAS P
2924 DAVIE RD SUITE 202
DAVIE FL 33314

SP 3-2-07
KANE, JAMES
6220 SW 39 ST
DAVIE FL 33314-3535

SP 3-2-07
KIEVET, WILLIAM
4248 SW 63 AVE
DAVIE FL 33314-3431

SP 3-2-07
GARRETT, ARLIE J
6301 SW 41ST PL
DAVIE FL 33314-3411

SP 3-2-07
GIUSTRA, ALFREDO
6300 SW 41 PL
DAVIE FL 33314

SP 3-2-07
HALL, JOSEPH W & LINDA D
6330 SW 41ST ST
DAVIE FL 33314-3522

SP 3-2-07
HELTON, DAVID WILLIAM
6260 SW 39 ST
DAVIE FL 33314

SP 3-2-07
HGMC FINANCE INC
6600 TAFT ST #307
HOLLYWOOD FL 33024

SP 3-2-07
IGWE, PARTICIA O
6190 SW 42 CT
DAVIE FL 33314-3414

SP 3-2-07
JANIGIAN, PETER GARY
3937 HERON RIDGE LN
DAVIE FL 33331-3719

SP 3-2-07
JOHNSON, GUY &
JOHNSON, JEANNE
6181 SW 42 CT
DAVIE FL 33314-3413

SP 3-2-07
KEENEY, SHERRY LEE
6120 SW 41 PL
DAVIE FL 33314-3408

SP 3-2-07
KING, D & SUSAN
6191 SW 42ND CT
DAVIE FL 33314-3413

SP 3-2-07
L & E RLTY LLC
6330 SW 41 CT
DAVIE FL 33314-3406

SP 3-2-07
LAKHRAM,DEXTER
6260 SW 41 PL
DAVIE FL 33314

SP 3-2-07
LANKHEIM,SYLVIA A
717 LAKE BLUE DR
LAKE PLACID FL 33852-9679

SP 3-2-07
LARUSSO,TODD
6251 SW 41 ST
DAVIE FL 33314-3519

SP 3-2-07
LATHAM,ELMONA G
6281 SW 41ST CT
DAVIE FL 33314-3403

SP 3-2-07
LATHAM,ELMONA G EST
6291 SW 41 CT
DAVIE FL 33314-3403

SP 3-2-07
LEALIEE FAM TRUST
PESTRICHELLI,VICKY TRSTEE
6111 SW 41 PL
DAVIE FL 33314-3407

SP 3-2-07
LEGAULT,NANCY &
LEGAULT,GARY
7420 SW 39 ST
DAVIE FL 33314-2315

SP 3-2-07
LEMUS,MARIA C &
ALUIZO,MARTIN
6271 SW 41 ST
DAVIE FL 33314-3519

SP 3-2-07
LOVERN,MARIE
6220 SW 41 PL
DAVIE FL 33314

SP 3-2-07
LOWE,PHILLIP J
6151 SW 42ND CT
DAVIE FL 33314-3413

SP 3-2-07
MARTINEZ,CAROLINA
6311 SW 41 ST
DAVIE FL 33314-3502

SP 3-2-07
MASETH,ALBERT E
MASETH,VERONICA
6320 SW 41ST PL
DAVIE FL 33314-3412

SP 3-2-07
MAYO,CHRISTINA M
1207 SW 87 TER
DAVIE FL 33324

SP 3-2-07
MCCONNELL,CYNDY
6341 SW 41 PL
DAVIE FL 33314-3411

SP 3-2-07
MCGRINDER,MICHAEL
6221 SW 39 ST
DAVIE FL 33314-3534

SP 3-2-07
MCGURK,JOSEPH E &
MCGURK,TABITHA S
6221 SW 41 ST
DAVIE FL 33314-3519

SP 3-2-07
MEARS,BILL J
6340 SW 41 PL
DAVIE FL 33314

SP 3-2-07
MEARS,EDWARD E
MARRERO,ANNA M &
WILLIAMSON,S A
6231 SW 41ST PL
DAVIE FL 33314-3409

SP 3-2-07
MEARS,LEROY & GRACE
2502 LAWRENCE ROAD
MARIANNA FL 32446

SP 3-2-07
MEARS,PAULINE
6171 SW 42ND CT
DAVIE FL 33314-3413

SP 3-2-07
MEARS,WALTER B
7350 SW 39 ST
DAVIE FL 33314

SP 3-2-07
MELO,MARTIN
DIAZ,MARINELLY
6180 SW 42 CT
DAVIE FL 33314

SP 3-2-07
MINISTER,RUTH
6240 SW 39TH CT
DAVIE FL 33314-3512

SP 3-2-07
MIRANDA,JORGE
6241 SW 41 PL
DAVIE FL 33324

SP 3-2-07
MIZE,JACK K TR
MIZE,BETTIANN TR
4481 SW 67 AVE
DAVIE FL 33314-3424

SP 3-2-07
MOBIL OIL CORP
PROPERTY TAX DIVISION
PO BOX 53
HOUSTON TX 77001-0053

SP 3-2-07
MONIOT,REBECCA A
6220 SW 38 CT
FT LAUDERDALE FL 33329-1392

SP 3-2-07
MONTEALEGRE,ERICK ALBERTO &
MONTEALEGRE,SAMANTHA
6141 SW 41 CT
DAVIE FL 33314

SP 3-2-07
MORETTI,TINA
6241 SW 39 ST
DAVIE FL 33314-3534

SP 3-2-07
MORGAN,JANET
MORGAN,KEVIN
6240 SW 41ST ST
DAVIE FL 33314-3520

SP 3-2-07
MOSELEY,DONALD LEE & SUSAN G
HC-02 BOX 68
BUCKINGHAM VA 23921

SP 3-2-07
MOSES,WILLIAM L & CAROLYN J
6240 SW 38TH CT
DAVIE FL 33314-2524

SP 3-2-07
MOTLOW,BONNIE L
6250 SW 39 ST
DAVIE FL 33314-3535

SP 3-2-07
MOY,YUCHUN
MEI,CHENG S
3861 SW 63 AVE
DAVIE FL 33314-2545

SP 3-2-07
MUNNILAL,CYNTHIA &
MUNNILAL,GOPAUL
4810 SW 58 AVE
DAVIE FL 33314

SP 3-2-07
NEWTON,PATTIE GENE
6250 SW 41ST PL
DAVIE FL 33314-3410

SP 3-2-07
OLMSTEAD,RONALD W
6331 SW 41ST ST
DAVIE FL 33314-3502

SP 3-2-07
ORTIZ,MAXIMO
6250 SW 38 CT
DAVIE FL 33314

SP 3-2-07
OSORIO,CESAR & AMPARO
1114 WATERSIDE CIR
WESTON FL 33327

SP 3-2-07
PARSONS,CLIFTON C
PARSON,AMANDA
6130 SW 39TH ST
DAVIE FL 33314-3533

SP 3-2-07
PETROAMERICA INC
15262 NATURES POINT LN
WEST PALM BEACH FL 33414-7123

SP 3-2-07
PHELPS,LAURIE A
6271 SW 41 PL
DAVIE FL 33314-3409

SP 3-2-07
PIPER,R C & AMY L
6311 SW 41ST PL
DAVIE FL 33314-3411

SP 3-2-07
PLESS,CHARLOTTE E
% INNOVATIVE CONCEPT GRP
PO BOX 30719
TAMPA FL 33630

SP 3-2-07
PONCE,SANTA C
6200 SW 39 CT
DAVIE FL 33314

SP 3-2-07
POSNER,HARRY CHARLES & NANCY
6301 SW 41 ST
DAVIE FL 33314

SP 3-2-07
PROFESSIONAL LASER CENTER INC
6360 SW 41 PL
DAVIE FL 33314

SP 3-2-07
QRU INC
2645 EXECUTIVE PARK DR
WESTON FL 33331

SP 3-2-07
RAFAEL,THOMAS
4223 SW 64TH AVE
DAVIE FL 33314-3433

SP 3-2-07
ROCHA,NORMA
6310 SW 41 ST
DAVIE FL 33314-3522

SP 3-2-07
RODEO PLAZA LLC
2760 N UNIVERSITY DR
DAVIE FL 33024

SP 3-2-07
ROERO,RANDOLPH & CONSTANCE
6331 SW 41 CT
DAVIE FL 33314-3405

SP 3-2-07
ROMANS,WYMAN
6240 SW 39 ST
DAVIE FL 33314-3535

SP 3-2-07
RUDDY,WILLIAM J & MARGARET A
6130 SW 39TH CT
DAVIE FL 33314-3510

SP 3-2-07
RULE,GARY D & JOANNE HIOTT
6351 SW 41ST PL
DAVIE FL 33314-3411

SP 3-2-07
SCHMITH,JEANETTE A
6310 SW 41 PL
DAVIE FL 33314-3412

SP 3-2-07
SCHOOL BOARD OF BROWARD CTY
ATTN:FACILITY MANAGEMENT
600 SE 3 AVE
FORT LAUDERDALE FL 33301-3125

SP 3-2-07
SCHWARTZ,GARY
6240 SW 41 PL
DAVIE FL 33314-3410

SP 3-2-07
SELIGMAN,JERRY LIV TR &
SELIGMAN,RENA LIV TR
8400 PASADENA BLVD
DAVIE FL 33024-3450

SP 3-2-07
SHATLAW, LETTY
3851 SW 63RD AVE
DAVIE FL 33314-2545

SP 3-2-07
SOUTH FLORIDA REALTY ASSOC.
% KELLOGG PROPERTIES INC
7 W 51 ST
NEW YORK NY 10019-6910

SP 3-2-07
STARLING, R C & ANNIE L
6210 SW 41ST ST
DAVIE FL 33314-3520

SP 3-2-07
STERR, GEORGE &
FRANK, O YVONNE
6210 SW 39TH ST
DAVIE FL 33314-3535

SP 3-2-07
STEWART, NORMAN P
6220 SW 41 ST
DAVIE FL 33314

SP 3-2-07
STONE, KAREN L
2626 TAYLOR ST
HOLLYWOOD FL 33020-4332

SP 3-2-07
STOVER, RICHARD
6211 SW 41ST ST
DAVIE FL 33314-3534

SP 3-2-07
SULLIVAN, JAMES E JR
6241-51 SW 39 CT
DAVIE FL 33314-3511

SP 3-2-07
T GILL PROPERTIES LLC
4900 SW 39 AVE
DAVIE FL 33314-5203

SP 3-2-07
TAYLOR, C B & JANICE F
6240 SW 41ST CT
DAVIE FL 33314-3404

SP 3-2-07
THE AUSTIN DAVIE LLC
1550 NE MIAMI GARDENS DR #200
NORTH MIAMI BEACH FL 33179

SP 3-2-07
THIBODEAU, JOSEPH R
6131 SW 39 CT
DAVIE FL 33314

SP 3-2-07
THOMAS, THOMAS A JR
1530 LAKEVIEW CIR
CORAL SPRINGS FL 33071

SP 3-2-07
TIMBERLAKE, FRANK W LE
DOLAN, ANITA T ETAL
6321 SW 41ST ST
DAVIE FL 33314-3502

SP 3-2-07
TODD, VERONICA &
TODD, BRUCE ROY
6140 SW 39 ST
DAVIE FL 33314-3533

SP 3-2-07
TOP VIDEO & PRODUCTIONS USA
120 NW 29 ST
MIAMI FL 33127

SP 3-2-07
TUREK, JUDITH &
ARTHUR, LAWRENCE JAY
126 E 15 ST
HIALEAH FL 33010

SP 3-2-07
TUREK, ROSALIE A
6110 SW 41ST PL
DAVIE FL 33314-3408

SP 3-2-07
UNITED CEREBRAL PALSY
RESIDENTI
3117 SW 13TH CT
FORT LAUDERDALE FL 33312-2714

SP 3-2-07
VALDES, ANA
LIMA, ODERMES
6231 SW 41 ST
DAVIE FL 33314-3519

SP 3-2-07
VAUGHN, PERRY W
6320 SW 39TH CT
DAVIE FL 33314-3514

SP 3-2-07
VENTRE, GLENN & MARIPAZ
2220 NW 94 WAY
SUNRISE FL 33322

SP 3-2-07
VLADOIU, EUGENE & DONNA
6330 SW 41 PL
DAVIE FL 33314-3412

SP 3-2-07
VRABLIC, MICHAEL E & BARBARA
4217 SW 62ND AVE
DAVIE FL 33314-3424

SP 3-2-07
WAGNER, THOMAS F & CELIA
RUSSELL
9610 NW 5 ST
DAVIE FL 33024-6217

SP 3-2-07
WARD, PATRICIA S
6261 SW 41 PLACE
DAVIE FL 33314

SP 3-2-07
WARD, STEVEN
6230 SW 41 PL
DAVIE FL 33314-3410

SP 3-2-07
WEIMER, SAMUEL CARL
6450 SW 42 ST
DAVIE FL 33314-3322

SP 3-2-07
WEIR, TRACY
6210 SW 38TH CT
DAVIE FL 33314-2524

SP 3-2-07
WEISMANN, CARL E
% BANK REAL ESTATE DEPT
P O BOX 44247
JACKSONVILLE FL 32231-4247

SP 3-2-07
WHITELAW,KELVYN
6301 SW 39TH CT
DAVIE FL 33314-3513

SP 3-2-07
WHITMAN,DREW & MICHELLE
6270 SW 41ST PL
DAVIE FL 33314-3410

SP 3-2-07
WILLIAMS,JOHN G JR & DONNA SUE
6241 SW 41ST ST
DAVIE FL 33314-3519

SP 3-2-07
WILSON,BRETT A
6201 SW 41 CT
DAVIE FL 33314-3403

SP 3-2-07
WOON,TEEN K
3871 NE 8 AVE
OAKLAND PARK FL 33334

SP 3-2-07
ZOMPANTI,JEAN TRSTEE
JEAN ZOMPANTI REV TR
6320 SW 41ST ST
DAVIE FL 33314-3522

SP 3-2-07
ABBATE,ASUSALINA M
4164 SW 66TH WAY APT 130
DAVIE FL 33314-3344

SP 3-2-07
ACEVEDO,GUSTAVO A &
LARA,DIANA P
6529 SW 41 PL #59-8
DAVIE FL 33314

SP 3-2-07
ACOSTA,JOSE VICENTE &
MARIN,LUZ AMPARO
6614 SW 41 PL
DAVIE FL 33314-3320

SP 3-2-07
ALOR,SUYAPA
6664 SW 41 PL #28
DAVIE FL 33314

SP 3-2-07
ALZATE,MARIA
6516 SW 41 PL
FT LAUDERDALE FL 33312

SP 3-2-07
ANDERSON,PATSY
4133 SW 66 WAY APT 143
DAVIE FL 33314-3345

SP 3-2-07
ANSBAUGH,RICHARD M & MARIA
16201 SW 49 ST
DAVIE FL 33331-1422

SP 3-2-07
ARANA,JOSE & CARMEN
4150 SW 65 AVE #78
DAVIE FL 33314

SP 3-2-07
AREVALO,JUAN &
LUCIANI,MARITZA
201 COLUMBUS PKWY #A
HOLLYWOOD FL 33021

SP 3-2-07
ARTETA,WILMER &
ARTETA,NORYS
6532 SW 41 ST
DAVIE FL 33314

SP 3-2-07
ATTIA,GEORGE R
2765 EGRET WAY
COOPER CITY FL 33026

SP 3-2-07
BAGRAJ,MIRANDA
6565 SW 41 CT UNIT 179
DAVIE FL 33314-3313

SP 3-2-07
BAMBERSKI,KATHLEEN
6562 SW 41 CT #101
DAVIE FL 33314-3314

SP 3-2-07
BARDASH,TOM & ALLYSON
4907 SW 90 TER
DAVIE FL 33328

SP 3-2-07
BARDFELD,DANA
6632 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
BARGEN,CATHERINE
6509 SW 41 CT UNIT 169
DAVIE FL 33314

SP 3-2-07
BARNES,CARA J &
BARNES,MICHAEL H
6636 SW 41 ST
FORT LAUDERDALE FL 33314

SP 3-2-07
BARRERA,CARLOS
4160 SW 66 LANE
DAVIE FL 33314

SP 3-2-07
BASTIDAS,ARLEEN Y
6558 SW 41 ST
DAVIE FL 33314-3310

SP 3-2-07
BATES,ELBA
6680 SW 41 PL UNIT 32
DAVIE FL 33314

SP 3-2-07
BEAUMAN,TODD
6602 SW 41 ST
FORT LAUDERDALE FL 33314

SP 3-2-07
BEDOYA,LUZ ANDREA
6501 SW 41 CT UNIT 167
DAVIE FL 33314-3313

SP 3-2-07
BEETS,JANET C
6619 SW 41ST PL APT 46
DAVIE FL 33314-3319

SP 3-2-07
BELANGER,JOSEPH
6524 SW 41ST ST
DAVIE FL 33314-3310

SP 3-2-07
BELLO,DENNIS & LAURIE
6521 SW 41 PL UNIT 8-61
DAVIE FL 33314-3317

SP 3-2-07
BELTRAN,AMANDA MORIN &
BELTRAN,GIOVANNI
4164 SW 65 AVE #85
DAVIE FL 33314-3328

SP 3-2-07
BERNSTEIN,JOAN M LE
BERNSTEIN,CHRISTOPHER
6540 SW 41ST ST
DAVIE FL 33314-3310

SP 3-2-07
BETANCOURT,ALBERTO
BETANCOURT,LUISA
4119 SW 66 WAY UNIT 150
DAVIE FL 33314-3345

SP 3-2-07
BIRAMONTES,MINOR J & DEBORA E
6577 SW 41 CT APT 182
DAVIE FL 33314-3309

SP 3-2-07
BOBADILLA,ADRIANA
6606 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
BORDES,MERLY
HERNANDEZ,ANGEL
4160 SW 65 AVE
DAVIE FL 33314

SP 3-2-07
BRADY,ROBERT &
BRADY,KATHLEEN D
6569 SW 41 CT
DAVIE FL 33314

SP 3-2-07
BUENANO,JULIO C
6557 SW 41 CT #177
DAVIE FL 33314-3313

SP 3-2-07
BYERS,CLINT &
BYERS,SONIA
4126 SW 65 AVE
DAVIE FL 33314

SP 3-2-07
CANAKIS,GLENDA
4128 SW 65 AVE
DAVIE FL 33314-3328

SP 3-2-07
CANTON,EVELYN &
CANTON,GILBERT SANTIAGO
4159 SW 66 TER APT 106
DAVIE FL 33314-3335

SP 3-2-07
CATHRALL,RAYMOND L IV
6517 SW 41 PL UNIT 8-62
DAVIE FL 33314-3317

SP 3-2-07
CHIN-YET,LEONARD &
CHIN-YET,OLIVE L
8660 SW 49 ST
DAVIE FL 33328

SP 3-2-07
COLLINS,ROY S REV TR &
COLLINS,HELEN RECECCA REV TR
5041 SW 87 AVE
DAVIE FL 33328

SP 3-2-07
CRUZ,MARIO
6634 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
BOTH,ANAUDI LUIZ & IVANI
LOURDES
6640 SW 41 ST
DAVIE FL 33314

SP 3-2-07
BREWSTER,CORALIE A
6651 SW 41 PL UNIT 40
DAVIE FL 33314-3319

SP 3-2-07
BULWER,STEVE
YIP,KAREN KINWAN
6553 SW 41 CT
DAVIE FL 33314-3313

SP 3-2-07
CAI,JIAN HE & IP,MAN BIU
6550 SW 41ST CT
DAVIE FL 33314-3314

SP 3-2-07
CANAS,IDA
6545 SW 41 CT
DAVIE FL 33314-3313

SP 3-2-07
CASTRO,CAROL T
6655 SW 41 CT #7
DAVIE FL 33314-3315

SP 3-2-07
CHARLESWORTH,BERNICE
4137 SW 66TH WAY
DAVIE FL 33314-3345

SP 3-2-07
CINTRON,NELSON
4165 SW 66 LANE
DAVIE FL 33314

SP 3-2-07
COLLINS,WENDY
6513 SW 41 CT UNIT 170
DAVIE FL 33314-3313

SP 3-2-07
DAGOBERT,MASLIN
8002 NW 11 AVE
MIAMI FL 33150

SP 3-2-07
BOUFFARD,BONNIE J
4162 SW 66TH WAY # 129
DAVIE FL 33314-3344

SP 3-2-07
BUDNECHKY,JOSE
4168 SW 65 AVE # 87
DAVIE FL 33314-3328

SP 3-2-07
BURGANOVA,EVGENIYA
VIKTOROVNA
4162 SW 65 AVE
DAVIE FL 33314-3328

SP 3-2-07
CAMPBELL,CHRISTOPHER
6655 NW 41 PL UNIT 39
DAVIE FL 33314-3319

SP 3-2-07
CANCIANI,ALBERTO
6675 SW 41 CT APT 2
DAVIE FL 33314-3315

SP 3-2-07
CATALA,ORLANDO ROCKY &
CATALA,SUSSEL
6638 SW 41 ST
DAVIE FL 33334

SP 3-2-07
CHEW,WAI LING &
CHEW,HELENA
1040 W 108 AVE
PLANTATION FL 33322

SP 3-2-07
COBOS,CAROL D
6536 SW 41 ST
DAVIE FL 33314

SP 3-2-07
CORTEZ,JON & ALEXA
6556 SW 41 PL UNIT 154
DAVIE FL 33314-3318

SP 3-2-07
DEBOER,TJEERD & PIEDAD
6514 SW 41 ST #B-K
DAVIE FL 33314-3310

SP 3-2-07

DEMAURO,PATRICK A
DEMAURO,MELISSA A
4156 SW 65 AVE APT 81
DAVIE FL 33314-3328

SP 3-2-07

DEMPSEY,THOMAS
6632 SW 41 ST
DAVIE FL 33314

SP 3-2-07

DEMPSEY,THOMAS F
6626 SW 41ST ST APT 6626
DAVIE FL 33314-3312

SP 3-2-07

DHUWALIA,KAREN F
6615 SW 41ST PL
DAVIE FL 33314-3319

SP 3-2-07

DIAL,WAYNE M
6627 SW 41 CT APT 12
DAVIE FL 33314-3315

SP 3-2-07

DIAZ,ALEXIS &
MATOS,YESELIS
6615 SW 41 CT #15
DAVIE FL 33314-3315

SP 3-2-07

DOHOHUE,NANCY
6524 SW 41 CT UNIT 94
DAVIE FL 33314-3314

SP 3-2-07

DREWES,DIANE
6526 SW 41ST ST
DAVIE FL 33314-3310

SP 3-2-07

DUPUTEL,RENE & MYRIAM
6568 SW 41 PL APT 151-19
DAVIE FL 33314-3318

SP 3-2-07

DURBIN,SHIRLEY
4157 SW 66TH TER APT 105
DAVIE FL 33314-3335

SP 3-2-07

EIERMANN,JUDITH
6553 SW 41 PL UNIT 54
DAVIE FL 33314-3317

SP 3-2-07

ERENSTOFT,KIM L
4143 SW 65TH AVE APT 185
DAVIE FL 33314-3327

SP 3-2-07

ESPINOZA,EMILIO &
ESPINOZA,MARIA LETIZIA
6623 SW 41ST PL
DAVIE FL 33314-3319

SP 3-2-07

EVANOFF,LINDA
4164 SW 66 LANE
DAVIE FL 33314-3343

SP 3-2-07

FABIYI,TEMITOPE O
FABIYI,MARGARET B
6565 SW 41ST PL APT 7-51
DAVIE FL 33314-3317

SP 3-2-07

FAISON,JOHN R & NATALIE Z
1418 N OCEAN DR
HOLLYWOOD FL 33019

SP 3-2-07

FENNELLY,LENI 1/2 INT
APPELL,KIMBERLY M BURNS
6671 SW 41ST PL UNIT 35
DAVIE FL 33314-3319

SP 3-2-07

FERNANDEZ,GREYSI
6548 SW 41 PL
DAVIE FL 33314

SP 3-2-07

FERREIRA,PAULO & MARCIA
6626 SW 41ST PL APT 21
DAVIE FL 33314-3320

SP 3-2-07

FODIMAN,HYMAN TRUST EST
4155 SW 66TH TER APT 104
DAVIE FL 33314-3335

SP 3-2-07

FOWLER,SHAREE
4155 SW 66 LANE
DAVIE FL 33314-3342

SP 3-2-07

FRANCO,DENISE
4154 SW 66 WAY UNIT 125
DAVIE FL 33314

SP 3-2-07

FREDERICKS-LOWMAN,IMANI 1/2
INT
LOWMAN,PAUL
6557 SW 41 PL
DAVIE FL 33314-3317

SP 3-2-07

FUQUENE,EDGAR &
NINO,OLGA MARINA
6516 SW 41 CT #92
DAVIE FL 33314

SP 3-2-07

GALLOWAY,MIKE
20417 AUGER LANE
SPICEWOOD TX 78669

SP 3-2-07

GARRISON,CHERIE
6500 SW 41 ST
DAVIE FL 33314

SP 3-2-07

GATES,CYNTHIA
6508 SW 41ST CT
DAVIE FL 33314-3314

SP 3-2-07

GIBBS,RICARDO 1/2 INT
GIBBS,DENISE
6549 SW 41 PL UNIT 55
DAVIE FL 33314-3317

SP 3-2-07

GIBSON,J R & SHARON H
6648 SW 41ST ST
DAVIE FL 33314-3312

SP 3-2-07

GLATTER-GOTZ,HANS-HENNING &
AIDA
4127 SW 66 WAY #146
DAVIE FL 33314-3345

SP 3-2-07
GOMEZ,LAZARO &
MARTINEZ,PERLA
6639 SW 41 CT
DAVIE FL 33314

SP 3-2-07
GONZALEZ,ROSE ANN
6561 SW 41 CT UNIT 178
DAVIE FL 33328

SP 3-2-07
GOODROW,DEBORAH J
6538 SW 41 ST
DAVIE FL 33314-3310

SP 3-2-07
GORDON,DEBRA A
6512 SW 41ST CT APT 91
DAVIE FL 33314-3314

SP 3-2-07
GORDON,ROBERT SCOTT
6556 SW 41 ST
DAVIE FL 33328

SP 3-2-07
GOUIN,GAIL LE
KALAN,ADAM & SAMUEL,LEE
6644 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
GRAY-BROMFIELD,CHARLENE M
1/2INT
GRAY,FAITH MARIE
4132 SW 65 AVE
DAVIE FL 33314-3328

SP 3-2-07
GROSHOLZ,ALEX
4166 SW 66 LANE
DAVIE FL 33314

SP 3-2-07
GUEVARA,SILVIO ARMANDO
6900 SW 39 ST #111
DAVIE FL 33314

SP 3-2-07
GUNDERSEN,ANDREA
6640 SW 41ST PL APT 24
DAVIE FL 33314-3320

SP 3-2-07
HAHR,WILLIAM JR & MARGARET
6528 SW 41ST PL
DAVIE FL 33314-3318

SP 3-2-07
HANSEN,RAYMOND &
WONG,CHUI
4158 SW 65 AVE
DAVIE FL 33014

SP 3-2-07
HEGEDUS,GRACIELA
HEGEDUS,STEPHEN
6554 SW 41 ST
DAVIE FL 33328

SP 3-2-07
HERALD,JENNIFER LYNNE
HERALD,ELAINE A
4125 SW 66TH WAY
DAVIE FL 33314-3345

SP 3-2-07
HOCKLEY,DEBBY PALMER
4120 SW 65TH AVE
DAVIE FL 33314-3328

SP 3-2-07
HUGHES,DELIA
4123 SW 66 WAY UNIT 148
DAVIE FL 33314-3345

SP 3-2-07
HURWICH,FREDERICK M
6561 SW 41ST PL
DAVIE FL 33314-3317

SP 3-2-07
INGRAM,ABRAHAM DAVID &
SUSAN L
6651 SW 41 CT
DAVIE FL 33314-3315

SP 3-2-07
JARDINE,DENNIS N & KAREN B
1650 SW 53 AVE
PLANTATION FL 33317

SP 3-2-07
JOHNSON,ALBERTA
6604 SW 41ST ST
DAVIE FL 33314-3312

SP 3-2-07
JOHNSON,VINCENT & ANGELA
GRANT & DUNMORE ST
*HARBOUR ISLAND BA

SP 3-2-07
JONES,JUDITH A
4161 SW 66TH TER APT 107
DAVIE FL 33314-3335

SP 3-2-07
JOSEPH,EDLOUNE &
BROOKE,KEVIN & ERICA
4129 SW 66 WAY #145
DAVIE FL 33314-3345

SP 3-2-07
KAROLEWICZ,JOYCE M
6622 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
KEESLER,DIANA F
6605 SW 41 PL
DAVIE FL 33314-3319

SP 3-2-07
KERSEY,JOSHUA & KELLEY
6618 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
KINNION,SARA D
6600 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
KLEIN,RACHEL
6564 SW 41 PL
DAVIE FL 33314

SP 3-2-07
LA ROCCA,RAYMOND & THERESE
6530 SW 41 ST
DAVIE FL 33314-3310

SP 3-2-07
LAGUNA,CARLOS &
LAGUNA,ANNISA
6525 SW 41 PL
DAVIE FL 33314-3317

SP 3-2-07
LASCANO,MARIA L
6505 SW 41 CT UNIT 168
DAVIE FL 33314-3313

SP 3-2-07
LAVERDE,CAMILO H & MARIA C
6544 SW 41 ST
DAVIE FL 33314-3310

SP 3-2-07
LEALIEE,FIAPITO
LEALIEE,INO
4141 SW 66TH WAY APT 139
DAVIE FL 33314-3345

SP 3-2-07
LEE,TIEN CHEN
6675 SW 41 PL UNIT 34
DAVIE FL 33314-3319

SP 3-2-07
LEON,MARIA PATRICIA
4158 SW 66 LANE #113
DAVIE FL 33314

SP 3-2-07
LESCURIEUX,LIDIA
6622 SW 41 PL
DAVIE FL 33314-3320

SP 3-2-07
LEWIS,M H TR
PO BOX 1985
HOLLYWOOD FL 33022

SP 3-2-07
LEWIS,M TR
1001 N SOUTHLAKE DR
HOLLYWOOD FL 33019-1600

SP 3-2-07
LOPEZ,JOSE L &
LICIAGA,ELIZABETH
6554 SW 41 CT UNIT 99
DAVIE FL 33314-3314

SP 3-2-07
LOWRY,GLENN A
6528 SW 41ST CT APT 95
DAVIE FL 33314-3314

SP 3-2-07
MARIN,FERNANDO
RAMIREZ,MARIELA
6537 SW 41 PL UNIT 57
DAVIE FL 33314-3317

SP 3-2-07
MARIN,YULY A &
BERRIO,ALEJANDRO
6524 SW 41 PL #160
DAVIE FL 33314-3318

SP 3-2-07
MARTINEZ,IVETTE
MARTINEZ,ROSA
6627 SW 41 PL
DAVIE FL 33314-3319

SP 3-2-07
MAYO,CHRISTINA H &
MAYO,JOHN A
1207 SW 87 TER
DAVIE FL 33324

SP 3-2-07
MEARS,TRACI A &
MULLENITE,ERIC G
6624 SW 41 ST
DAVIE FL 33314

SP 3-2-07
MEDINA,LISA A
6501 SW 41ST PL
DAVIE FL 33314-3317

SP 3-2-07
MEDRANO,ANDREA M
6631 SW 41 PL #43
DAVIE FL 33314-3319

SP 3-2-07
MELVIN,GARY
6502 SW 41 ST
DAVIE FL 33314-3310

SP 3-2-07
MEME,NADIA
6658 SW 41 PL #26
DAVIE FL 33314

SP 3-2-07
MILLER,MARIA
6522 SW 41 ST
DAVIE FL 33314

SP 3-2-07
MILLER-DAVID,BRIDGETTE
4134 SW 65 AVE
DAVIE FL 33314

SP 3-2-07
MILLS,CAROL
VISHKOFF,HARRY
6552 SW 41 ST
DAVIE FL 33314-3310

SP 3-2-07
MONACO,MICHAEL ANTHONY
6566 SW 41 CT
DAVIE FL 33314-3314

SP 3-2-07
MONDRAGON,GUSTAVO A &
GIRALDO,NANCY
4154 SW 66 LANE
DAVIE FL 33328

SP 3-2-07
MONROY,LUIS
4151 SW 65 AVE
DAVIE FL 33314

SP 3-2-07
MONSALVE,MARIA L
6540 SW 41 PLACE #158
DAVIE FL 33314

SP 3-2-07
MONTELLANICO,AMY F
4154 SW 65 AVE UNIT 10-80
DAVIE FL 33314-3328

SP 3-2-07
MOREAU,KEITH A
4152 SW 65 AVE
DAVIE FL 33314

SP 3-2-07
MORENO,RENEE
4167 SW 66TH TER
DAVIE FL 33314-3335

SP 3-2-07
MORGAN,DWIGHT D &
MORGAN,IRELA G
4159 SW 66 LANE #120
DAVIE FL 33314

SP 3-2-07
MORRISON,RICHARD
MORRISON,ILENE S
6679 SW 41 CT APT 1
DAVIE FL 33314-3315

SP 3-2-07
MOSS,DEBORAH
6610 SW 41 ST
DAVIE FL 33314

SP 3-2-07
MUIR,ISABEL M
6550 SW 41ST ST
DAVIE FL 33314-3310

SP 3-2-07
NINNEMANN,THAD & BRENDA
6667 SW 41 CT
DAVIE FL 33314

SP 3-2-07
ORTEGA,YVONNE
4160 SW 66TH WAY APT 128
DAVIE FL 33314-3344

SP 3-2-07
ORTIZ,EDGARDO &
BONILLA-ORTIZ,ANABEL
6546 SW 41 ST #6546
DAVIE FL 33314-3310

SP 3-2-07
ORUKOTAN,SHERIFAT
6663 SW 41 PL UNIT 37
DAVIE FL 33314-3319

SP 3-2-07
PACIFIC FINANCIAL CORP
7154 N UNIVERSITY DR #277
TAMARAC FL 33321

SP 3-2-07
PADILLA,MIGUEL
PADILLA,MARIA
6545 SW 41 PL UNIT 56
DAVIE FL 33314-3317

SP 3-2-07
PAGELSOHN,E & HICKS,H
PAGELSOHN,JOHN
1985 S OCEAN DR UNIT 8-A
HALLANDALE FL 33009

SP 3-2-07
PARDO,HECTOR & ELAINE I
6536 SW 41 CT
DAVIE FL 33314

SP 3-2-07
PAZ,ELIZABETH
6534 SW 41 ST
DAVIE FL 33314-3310

SP 3-2-07
PERDOMO,JOSE R
6532 SW 41 CT #96
DAVIE FL 33314

SP 3-2-07
PEREZ,ALEXIS &
PEREZ,YURAIMA
6517 SW 41 CT UNIT 171
DAVIE FL 33314-3313

SP 3-2-07
PEREZ,PABLO &
MANZANARE,PERLA
6611 SW 41 PL #48
DAVIE FL 33314-3319

SP 3-2-07
PERKINS,ROBERT M
6505 SW 41 PL UNIT 65
DAVIE FL 33314

SP 3-2-07
PERSAD,DIANE &
PERSAD,WINTSON
94-13 218 ST
QUEEENS VILLAGE NY 11428

SP 3-2-07
PINARGOTE,JOSE & ELSA
6667 SW 41ST PL APT 36
DAVIE FL 33314-3319

SP 3-2-07
PINNOCK,GWENDOLYN
6611 SW 41 CT UNIT 16
DAVIE FL 33314-3315

SP 3-2-07
PONCE,JOSEPH R
6513 SW 41 PL UNIT 8-63
DAVIE FL 33314-3317

SP 3-2-07
REYES,ANDREA
4121 SW 66 WAY UNIT 149
DAVIE FL 33314-3345

SP 3-2-07
REYES,OSCAR &
ALBARRACIN,YEIMY Y
4140 SW 65 AVE UNIT 9-77
DAVIE FL 33314-3328

SP 3-2-07
RICHARD,DOREEN
6510 SW 41 ST
DAVIE FL 33314-3310

SP 3-2-07
RIVERA,DANIEL R
6612 SW 41 ST
DAVIE FL 33314

SP 3-2-07
RIVERA-MARIN,GLORIA A
19306 SW 65 ST
FT LAUDERDALE FL 33332

SP 3-2-07
ROBLEDO,VERONICA SAINT CLAIR
6533 SW 41 PL
DAVIE FL 33314

SP 3-2-07
RODRIGUEZ,JOSE A
501 NW 99 WAY
PEMBROKE PINES FL 33024-6128

SP 3-2-07
ROFOOGARAN,MASSOOD
2763 LAKE PARK CIR E
DAVIE FL 33328-7017

SP 3-2-07
ROFOOGARAN,MASSOOD
2763 LAKE PARK CIR E
DAVIE FL 33328-7017

SP 3-2-07
ROFOOGARAN,MASSOOD
2763 LAKE PARK CIR E
DAVIE FL 33328-7017

SP 3-2-07
ROISMAN, MAURICE & SHERRIE L
6520 SW 41 PL
DAVIE FL 33314

SP 3-2-07
ROMAN, HILDA
6623 SW 41 CT UNIT 13
DAVIE FL 33314-3315

SP 3-2-07
ROMERO, CAMILO
4124 SW 65 AVE APT 69
DAVIE FL 33314-3328

SP 3-2-07
ROTVER, LUIS
6668 SW 41 PL
DAVIE FL 33314

SP 3-2-07
RYAN, KRYSTAL L
6616 SW 41 ST
DAVIE FL 33314

SP 3-2-07
SALINAS, JUAN G & MARIA G
6549 SW 41 CT
DAVIE FL 33314-3313

SP 3-2-07
SALTZMAN, SHEILA B
6542 SW 41 ST
DAVIE FL 33314

SP 3-2-07
SANCHEZ, JOSE
6500 SW 41 PL
DAVIE FL 33314

SP 3-2-07
SANTIAGO, MARIA
6516 SW 41ST ST
DAVIE FL 33314-3310

SP 3-2-07
SCHAL, ASTRID
6636 SW 41 PL
DAVIE FL 33314-3320

SP 3-2-07
SCHMITT, CHARLES E & CHRISTINE
M
6635 SW 41 PL
DAVIE FL 33314-3319

SP 3-2-07
SCOTT, MICHAEL
6650 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
SEPULVEDA, GLORIA E
6512 SW 41 PL #163
FORT LAUDERDALE FL 33314

SP 3-2-07
SHAW, JEFFREY V & ELENA D
2276 NOVA VILLAGE DR
DAVIE FL 33317

SP 3-2-07
SHIELDS, ANDREW K
6663 SW 41 CT
DAVIE FL 33314

SP 3-2-07
SHUMATE, DEBORAH DE LUCA-1/2
INT
SHUMATE, ROBERT
4161 SW 66 LANE #121-15
DAVIE FL 33314-3342

SP 3-2-07
SIKDER, W & M FAM REV TR
5908 BLUE BEECH CT
TAMARAC FL 33319-3030

SP 3-2-07
SIMPSON, GUY R
6508 SW 41 PL APT 164
DAVIE FL 33314-3318

SP 3-2-07
SIMPSON, LESA S
4157 SW 66 LN UNIT 119
DAVIE FL 33314-3342

SP 3-2-07
SIMPSON, TROY
5041 SW 28 TERR
FT LAUDERDALE FL 33312

SP 3-2-07
SIROTA, MICHELINE
4166 SW 66TH WAY
DAVIE FL 33314-3344

SP 3-2-07
SKOLNICK, ALAN M & MARLENE D
6639 SW 41ST PL
DAVIE FL 33314-3319

SP 3-2-07
SMITH, W M & NORMA
4138 SW 65TH AVE
DAVIE FL 33314-3328

SP 3-2-07
SOCARRAS, LIGIA
6628 SW 41 ST #C
DAVIE FL 33314

SP 3-2-07
SOLOMON, GERTY G POLOUTE &
SOLOMON, GOSUE
4165 SW 66 TER #109
DAVIE FL 33314

SP 3-2-07
SONENSHEIN, ALANA R
4156 SW 66 LANE
DAVIE FL 33314-3343

SP 3-2-07
SOTO, EFRAIN J
4122 SW 65 AVE
DAVIE FL 33314-3328

SP 3-2-07
STAPLETON, RICHARD
6619 SW 41 CT #14
DAVIE FL 33313

SP 3-2-07
SUAREZ, GLADYS
6670 SW 41 PL UNIT 30
DAVIE FL 33314

SP 3-2-07
TAMASI, JUAN A
6504 SW 41 CT #89
DAVIE FL 33314-3314

SP 3-2-07
TAMASI,JUAN A & LIDIA I
4135 SW 66TH WAY
DAVIE FL 33314-3345

SP 3-2-07
THOMPSON,BRIAN J &
THOMPSON,ROBERTA A
6520 SW 41 CT
DAVIE FL 33314-3314

SP 3-2-07
THOMSON,MARCUS
6601 SW 41 PL
DAVIE FL 33314-3319

SP 3-2-07
THORNE,MIRIAM S
6528 SW 41 ST
DAVIE FL 33314

SP 3-2-07
TORREALBA,BELKIS
6500 SW 41 CT UNIT 88
DAVIE FL 33314-3314

SP 3-2-07
TORRES,MIRIAM
6679 SW 41 PL
DAVIE FL 33314

SP 3-2-07
TOUSSAINT,DUCARMEL &
TOUSSAINT,JAMESON
6658 SW 41 ST
DAVIE FL 33314-3312

SP 3-2-07
TRENTACOSTI,ANTHONY &
TRENTACOSTI,STEPHANIE
4141 SW 65TH AVE
DAVIE FL 33314-3327

SP 3-2-07
URQUHART,WILLIAM R &
URQUHART,VIRGINIA R
6618 SW 41 PL APT 19
DAVIE FL 33314-3320

SP 3-2-07
URQUIDI,JENNIFER
URQUIDI,ALVARO
6509 SW 41 PL APT 64
DAVIE FL 33314-3317

SP 3-2-07
VALDES,ALICIA N GARWOOD
6506 SW 41 ST
DAVIE FL 33314

SP 3-2-07
VAN DER STEEG, VINCENT &
VAN DER STEEG, DAWN
6504 SW 41 PL
DAVIE FL 33314-3318

SP 3-2-07
VASQUEZ,OSCAR
6573 SW 41 CT
DAVIE FL 33314-3313

SP 3-2-07
VELEZ,MARIA
4136 SW 65 AVE
DAVIE FL 33314-3328

SP 3-2-07
VILLA,JAIME
4162 SW 66 LANE #115
DAVIE FL 33314

SP 3-2-07
VILLARAUS,ANDREA
4139 SW 66 WAY UNIT 140
DAVIE FL 33314-3345

SP 3-2-07
VINASCO,JOSE A &
VINASCO,TERESA
6521 SW 41 CT UNIT 172
DAVIE FL 33314-3313

SP 3-2-07
VROMAN,ELIZABETH ANN
6560 SW 41 PL
DAVIE FL 33314

SP 3-2-07
WADE,DWAYNE & DALINE R
4166 SW 65 AVE
DAVIE FL 33314

SP 3-2-07
WALL,WILLIAM T
WALL,CARLA PATRICIA
4163 SW 66 TER #108
DAVIE FL 33314

SP 3-2-07
WALSH,ANNA M
6652 SW 41ST ST
DAVIE FL 33314-3312

SP 3-2-07
WEIGEN,NORMAN L
2000 CLASSIC DR
CORAL SPRINGS FL 33071-7707

SP 3-2-07
YIP,QIBE
KONG,DANIEL
6520 SW 41 ST
DAVIE FL 33314

SP 3-2-07
ZENG,XIAO RONG & ZHAO,YI
CHUAN
5462 NW 49 CT
COCONUT CREEK FL 33073


SP 3-2-07
ZHOU,HUI TIAN &
PAN,FENG YUN
4156 SW 66 WAY
DAVIE FL 33314-3344

SP 3-2-07
ZHOU,HUI XIAN &
ZHOU,ZIAO QIN
4131 SW 66 WAY APT 144
DAVIE FL 33314-3345

SP 3-2-07
ZINN,JEANETTE R
6635 SW 41ST CT
DAVIE FL 33314-3315

SP 3-2-07
ZURKO,CHAD
6558 SW 41 CT UNIT 100
DAVIE FL 33314-3314

Exhibit 3 (*Public Participation Notice*)

SAM ENGEL JR. AIA
 **ARCHITECT / PLANNER**
FL REG. # 3129
4800 S.W. 64TH AVENUE, SUITE 104
DAVIE, FLORIDA 33314
TELEPHONE (954) 791-4810
FAX (954) 791-4811

MEETING NOTICE

April 4, 2007

Re: Citizen Participation plan meeting for Johnson Mixed Used Building
4100 Davie Road; S.P. 3-2-07

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to The Johnson Mixed Use Building on the corner of Davie Road and S.W. 41st Street. The project will include a ground floor of approximately 10,000 s.f. of retail, a second floor of offices and the third floor with two (2) two bedroom apartments and seven (7) one bedroom apartments. The building will be located up close to Davie Road in accordance with the Western theme manual with parking in the rear of the parcel.

Under Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings:

First Citizen Participation Meeting:

Date: 4/12/07
Time: 6:00 PM
Location: East Side Community Center
4300 S.W. 55th Ave., Davie, FL

Second Citizen Participation Meeting:

Date: 4/17/07
Time: 6:00 PM
Location: East Side Community Center
4300 S.W. 55th Ave., Davie, FL

If you wish to submit written comments, please send them to:

Sam Engel, Jr., Architect
4800 S.W. 64th Ave., Suite 104
Davie, FL 33314
(954) 791-4810

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,


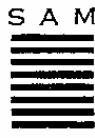



Exhibit 4 (*Public Participation Sign-In Sheet*)


SAM ENGEL JR. AIA
 ARCHITECT / PLANNER
 FL REG. # 3129
 4800 S.W. 64TH AVENUE, SUITE 104
 DAVIE, FLORIDA 33314
 TELEPHONE (954) 791-4810
 FAX (954) 791-4811

Members of Town Council may be present)
 SIGN IN SHEET
 PUBLIC PARTICIPATION MEETING #1
 April 12, 2007

NAME	ADDRESS	PHONE
Jean Zampanti	6320 SW 41 ST DAVIE	(954) 791-2545
JOE & LINDA HALL	6330 SW 41 ST. DAVIE	(954) 791-6936
NANCY Posner	6301 SW 41 ST DAVIE	(954) 583 1861
Erich Monteleone	6141 SW 41st DAVIE	954-585-1236
Debbie & Robert Shumate	4161 SW 66 Lane DAVIE	954-791-1478
Afredo Giustini	6300 SW 41 PACE	(786) 2364555
Orland Zurko	6558 SW 41st Ct.	954-791-1302

 S A M E N G E L J R . A I A
ARCHITECT / PLANNER
FL REG. # 3129
4800 S.W. 64TH AVENUE, SUITE 104
DAVIE, FLORIDA 33314
TELEPHONE (954) 791-4810
FAX (954) 791-4811

(Members of Town Council may be present)
SIGN IN SHEET
PUBLIC PARTICIPATION MEETING #2
April 17, 2007

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
JOE + LINDA HALL	6330 SW 41 STREET	(954) 791-6936
Jeff & Elena Shaw	2276 Nova Village Dr.	954-370-0911
JOHN A. MAYO	4217 S.W. 64 AVE. DAVIE	" 236-6551

Exhibit 5 (*Public Participation Report*)

SAM ENGEL JR. AIA
ARCHITECT / PLANNER
FL REG. # 3129
4800 S.W. 64TH AVENUE, SUITE 104
DAVIE, FLORIDA 33314
TELEPHONE (954) 791-4810
FAX (954) 791-4811

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: Citizen Participation for:
SP 3-2-07
Mixed Use Building for Mr. Doug Johnson
41st Street and Davie Road

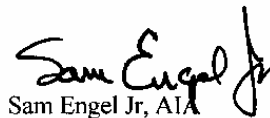
Dear Staff:

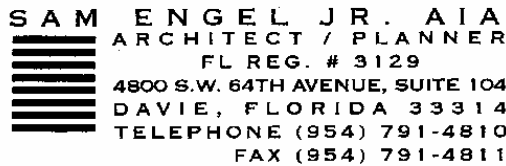
Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we the petitioner advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to two (2) Public Participation Meetings, Located at the East Side Community Hall on 4/12/07 and 4/17/07 at 6:00pm. The above scheduled meetings were held and the following is a summary of the key issues brought up by Town of Davie property owners.

Almost all the comments were in complete support of the project. There were some questions of the existing traffic on 41st Street with it being a dead end and also the removal of trees along the East property line. In closing most were very excited to see something finally coming into the downtown area. For detailed comments please see the attached minutes.

We the petitioners hope the above information fulfilled the requirements of Public Participation Ordinance concerning this application process.

Sincerely,


Sam Engel Jr, AIA
AR0003129



SUMMARY OF
PUBLIC PARTICIPATION MEETING #1
April 17, 2007


ATTENDEES:

See attached list of attendees.

COMMENTS:

Below are comments made at the meeting.

1. There was some concern of existing traffic on 41st Street. The street is a dead end and many people don't realize this. Once they get to the end and realize it's a dead end they tend to go very fast back up the street.
 - a. Propose putting a "Dead End" sign and/or a "Children at Play" sign just past the new Alley.
2. The property owners to the East, Mr. and Mrs. Hall were concerned with the tree's along their West property line. They would like to see all the tree's removed including the two Malelucha trees that are on their property that would be between the new wall and their existing garage.
 - a. This would be no problem as all the trees are invasive trees. The homeowner would have to sign a release form for Mr. Johnson to remove the tree's from their property
3. There are Raccoons that inhabit the property from time to time. All effort should be made not to harm the animals
4. There was a question of parking provided for the residential units. It was explained that there were 53 parking spots provided on site, 7 on-street parking spots and the additional would be used in the public parking lot across the street.
5. There was a question of the occupancy rate. At this time, nothing has been leased. They requested that we put a nice restaurant in.
6. Question on the price range of the units. The preliminary price is around \$250,000 for the condo units.
7. Question on the size of the floors. There is approximately 10,500 square feet per floor.
8. Will the AC units be visible on the roof? All roof top equipment is in the center of the building and will be shielded from view by the parapet walls.
9. Where is the dumpster located? It's located on the alley at the SW corner of the parking lot. The response was that was OK
10. What is the rental rate of the office and retail? This hasn't been determined yet.
11. Question about the wall along 41st street separating the parking from the sidewalk and that it was not necessary. This wall was a request of the CRA and Victor Dover's office. The wall is only 3' high with a 2' picket fence section on top.

SAM ENGEL JR. AIA
 **ARCHITECT / PLANNER**
FL REG. # 3129
4800 S.W. 64TH AVENUE, SUITE 104
DAVIE, FLORIDA 33314
TELEPHONE (954) 791-4810
FAX (954) 791-4811

SUMMARY OF
PUBLIC PARTICIPATION MEETING #2
April 17, 2007

ATTENDEES:

See attached list of attendees.

COMMENTS:

Below are comments made at the meeting.

1. Jeff Shaw stated that this was a great idea. He also had questions about the old Texaco site and when it was going to be redeveloped.
2. John Mayo stated that this was a "no-brainer" and it's the way to go for this area.
3. Mr. and Mrs. Hall were again present to request that their trees along their West property line be removed prior to the wall being installed.

Exhibit 6 (*Petitioner's Letter Regarding Drainage District Approval*)

SAM ENGEL JR. AIA
ARCHITECT / PLANNER
FL REG. # 3129
4800 S.W. 64TH AVENUE, SUITE 104
DAVIE, FLORIDA 33314
TELEPHONE (954) 791-4810
FAX (954) 791-4811

August 30, 2007

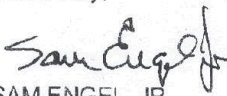
Ms. Lise Bazinet
Planner II
Planning & Zoning Department
Town of Davie
6591 Orange Drive
Davie, FL 33314-3399

Re: Douglas Johnson Site Plan; SP 3-2-07
Johnson Mixed Use Development, 4100 Davie Road, Davie, FL

Dear Lise,

On behalf of the property owner, Mr. Douglas Johnson, this letter will serve as an acknowledgment that Mr. Johnson has been advised that the site plan application referenced above, may be tabled by the applicable board or the Town Council until CBWCD provides approval of the proposed development.

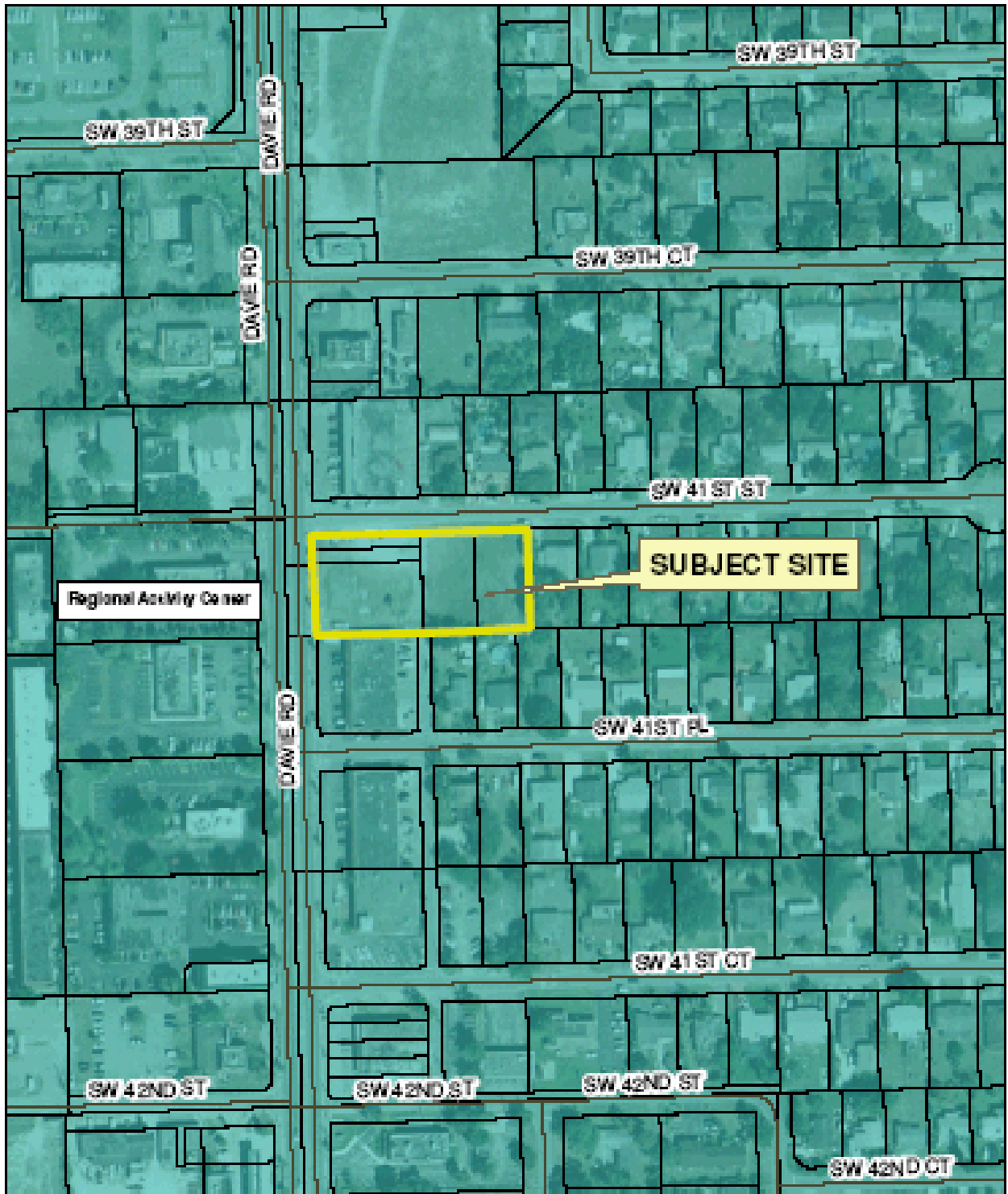
Yours truly,


SAM ENGEL, JR.

SEjr:cw

Copy faxed this date to Client and
Lise Bazinet
Hard copy in mail to Town

Exhibit 7 (*Future Land Use Map*)



Date of Town:
12/2004

N

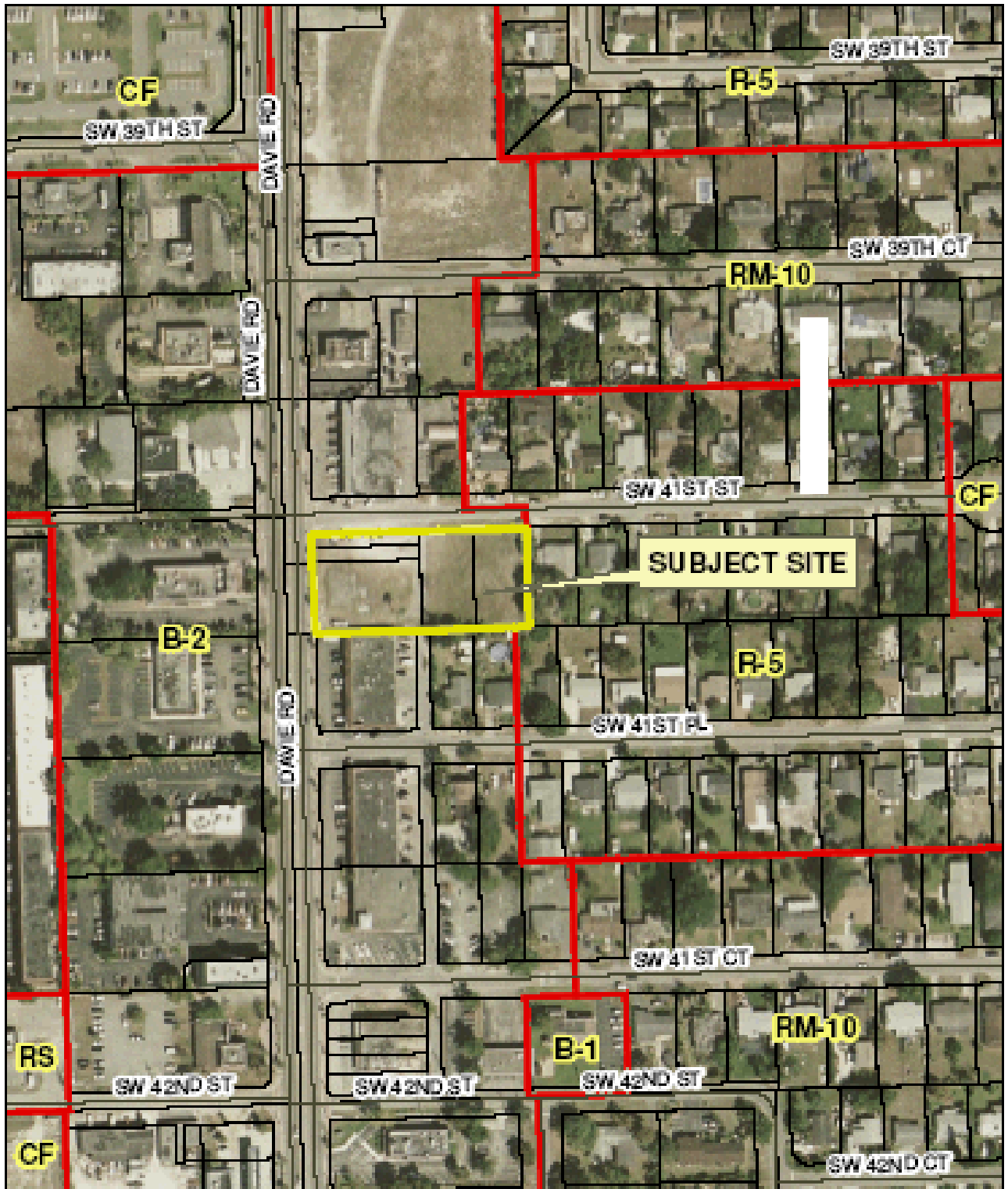
0 100 200 400 Feet

Prepared by the Town of Davie GIS Division

Site Plan
SP 3-2-07
Future Land Use Map

Prepared by: ID
Date Prepared: 3/29/07

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2004



Prepared by: ID
Date Prepared: 3/29/07

Site Plan
SP 3-2-07
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/29/07

